

The Revitalization of Reisterstown Steering Committee

Meeting Agenda- August 19, 2010 – 7 PM

1. Tonight's Guest Speaker

Pat Keller

Baltimore County Director of the Office of Planning

who will discuss County Zoning Regulations,

Zoning Overlay Districts and the Towson Urban Design and
Street Typology (zone).

2. Charrette study area boundaries and our committee letter

3. Public Parking Lot (s) possibilities

4. SHA'S Streetscape Plan—Westminster Pike from Main Street
to I-795 and the St John Properties Project + other property

5. Forming a 501c3 Nonprofit—Asking Local Attorneys to Bid

Next Meeting Tuesday, September 7, 2010 at 7 PM

(Meeting Location –Long & Foster - 321 Main Street, Reisterstown, MD 21136)

August 19, 2010

Amy Trexier Mantay
Coordinator, Community Design Team
Baltimore County Office of Planning
The Jefferson Building
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Dear Amy,

On December 1, 2008, Council members Kamenetz, McIntire and Oliver passed Resolution No. 103-08 (attached) requesting your office to develop a revitalization plan for the Main Street commercial corridor of Reisterstown.

The Steering Committee would like the corridor to be defined by the three I-795 Gateways to our town, specifically South from Butler Road along Hanover Road and Main Street to Franklin Boulevard and East from I-795 on Westminster Pike to Main Street. Streets adjoining intersections also shall be covered as shown on the Reisterstown Charrette plat dated 2010 (attachment B).

Sincerely,

The Steering Committee of Reisterstown

cc: Bryan McIntire

News

Charrette to Focus On Reisterstown's Future

by Nancy Jones

Efforts to revitalize Reisterstown's historic Main Street are expected to get a big boost later this Fall, more than a year after Baltimore County planners initially met with community members to start the process.

Stemming from a County Council resolution in December 2008, planning and economic development staffers will engage with local leaders in a so-called charrette when they will hunker down for one week and come up with a design and planning consensus for the area.

"So we'll really get down to the meat and potatoes," said Jeff Mayhew, chief of community planning for Baltimore County. "We'll try to work out real solutions."

The Department of Economic Development and the Office of Planning officials will spearhead the revitalization plan in conjunction with other county agencies, community residents, property owners and business owners.

No date has been set for the confluence of opinions, however, Mayhew

said he expects it to be schedule for sometime in November or early December. The charrette is expected to take five to seven days. There will be additional community input as it is an open-door process with additional scheduled public meetings throughout.

"We'll really get down to the meat and potatoes"

--Jeff Mayhew

Get a consensus

Already, county staffers met during a public workshop held on June 18 and 19 to gather input and get a consensus of what community stakeholders want to see changed. The workshop

was an open house format.

The top priorities, said Mayhew, included: zoning changes, pedestrian safety, traffic speeds, making Main Street more 'walkable' and additional parking.

"We would like to get the word out and get as many [Main Street property owners] involved as possible," said Glenn Barnes, manager of Long and Foster Real Estate in Reisterstown.

He said he's been asked to co-chair the steering committee that will work with the county planners as the process and revitalization for the business district moves forward.

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John Canoles

"We're very concerned about the future of the town and want to [ensure] that property values increase and encourage business growth," added Barnes.

A major obstacle

Zoning is a major obstacle when it comes to historic buildings, Barnes said. There's interest in converting some of the buildings into restaurants, doctors' offices, boutiques, retail and other uses, but zoning codes and regulations are often cost prohibitive for the historic buildings. And if renovations are made, they sometimes take away from the historic character of the structures.

"We want to create a zoning overlay," said Barnes. "So you create zoning to fit the structures that already exist."

If zoning revisions are the main focus, finding additional parking also is at the top on the list. The community leaders also are looking at adding beautification aspects to compliment the county and state streetscape project from several years ago. Park benches, uniform trash cans and flower boxes were suggested.

Safer traffic patterns

Lauretta Nagel, owner of Constellation Books located on Main Street, said she agreed zoning needed to be changed. She said the county zoning regulations were made for 20th-century buildings.

"Our building go a lot farther back than that," she said. "When it comes to putting a new business in or doing renovations, passing the zoning process becomes next to impossible."

Other things she would like to see include safer traffic patterns and additional parking.

"Crossing the street has gotten quite hazardous," said Nagel, who said she's notice that shoppers will not cross Reisterstown Road if it takes longer than 10 minutes to wait for traffic.

At the June workshop, participants took a visual preference survey, said Scott Templin, a planner for Baltimore County.

"We have a general idea of what direction they want to go based on the survey," said Templin.

"From the June workshop, we got good feedback and I think we came away with some clear ideas," said Mayhew.

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